

**363 Delgado Dr**  
Baton Rouge, LA 70808



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**MLS# 2026016570**



**\$475,000**

**4 Bedrooms | 3 Bathrooms | 2,655 Sqft**

This charming 1940's cottage style home is truly one of a kind, layered with character, warmth, and personality at every turn. Nestled in University Hills Subdivision and just a short walk to the South Gates of LSU. This special home offers the timeless details and craftsmanship that are increasingly hard to find. Beautiful wood floors, two panel solid wood doors, plantation shutters, chair rail, beaded board, crown molding, and the original phone nook are just a few of the details that give this home its unmistakable personality. From the moment you enter you can feel the charm of a home that has been thoughtfully loved and enjoyed through the years. Offering 4 bedrooms and three baths, plus versatile office, exercise or hobby room. A huge second - floor bonus room providing endless possibilities for additional living space for whatever your lifestyle needs are. Additional features include a whole-home generator (2020), roof (2021), tankless HWH (2021), on demand unit in primary bath (2014), HVAC (2 units,) downstairs package unit & ductwork (2020) 5 Ton, upstairs outside unit 2012, inside coils (2022), 3 Ton and a two car detached garage and workshop (2016). Come and tour this wonderful blend of vintage charm, flexible living spaces all within an unbeatable location. A true University Hills treasure with a personality all its own. Home is



**Nancy Kemske**

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